



CITY OF BEAVERTON
Community Development Department
Development Services Division
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Revised **PUBLIC HEARING NOTICE**

Hearing Date: **June 16, 2010** Hearing Body: **Planning Commission**

Project Name:	Murray Village Annexation-Related Comprehensive Plan Map Amendment and Zoning Map Amendment
Case File No.:	CPA2010-0001 / ZMA2010-0001
Summary of Application:	<p>This is the second segment of a City-initiated proposal to amend the City's Comprehensive Plan Map and Zoning Map to apply city land use and zoning designations to property recently annexed into the City. On an interim basis, the City uses the existing Washington County designations until City designations are in place. The City is applying land use and zoning that is similar to the County designations in terms of allowed uses and density. The two subject parcels each currently have two different zones in place. The City will be applying one land use and zoning designation throughout each parcel. No new development is proposed with this application. Future development will be reviewed separately and be the subject of future public notice(s).</p>
Project Location:	<p>The subject property is located at the northeast corner of SW Murray Blvd. and SW Jenkins Rd. and consists of two parcels totaling approximately 18.46 acres.</p> <p>Tax Lots 1500 and 1800 of Washington County Tax Map 1S109BB</p> <p>*Note that Tax Lot 1400, located closest to the corner, was addressed by the first segment of this CPA/ZMA proposal.</p>
Land Use	<p>Existing: Washington County Transit Oriented and Residential</p> <p>Proposed: Station Community</p>
Zoning	<p>Existing: Washington County Transit Oriented Residential 18-24 units/acre (TO:R18-24), and Residential 9 units/acre (R9)</p> <p>Proposed: Station Community—High Density Residential (SC-HDR)</p> <p>*Note that the proposed land use and zoning designations have been modified from those shown in the original notice.</p>
NAC:	Five Oaks / Triple Creek Neighborhood Association Committee (NAC)
Applicable Criteria:	<p>Comprehensive Plan Amendment: Comprehensive Plan Section 1.5.1;</p> <p>Zoning Map Amendment: Development Code Section 40.97.15.4.C.</p>
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive, June 16, 2010 , beginning at 6:30 p.m.
Staff Contact:	Kenneth Rencher 503.526.2427/ krencher@ci.beaverton.or.us

Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondences need to be received by **Friday, June 4, 2010**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.